



General Assembly

February Session, 2010

***Raised Bill No. 5137***

LCO No. 300

\*00300\_\_\_\_\_GL\_\*

Referred to Committee on General Law

Introduced by:  
(GL)

***AN ACT CONCERNING HOME IMPROVEMENT SUBCONTRACTOR LIENS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (e) of section 49-33 of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective July*  
3 *1, 2010*):

4 (e) A mechanic's lien shall not attach to (1) any such building or its  
5 appurtenances or to the land on which the same stands or to any lot or  
6 to any plot of land, in favor of any subcontractor to a greater extent in  
7 the whole than the amount which the owner has agreed to pay to any  
8 person through whom the subcontractor claims subject to the  
9 provisions of section 49-36, or (2) any such building that is a primary  
10 residence or its appurtenances or to the land on which the same  
11 stands, in favor of any subcontractor of a home improvement  
12 contractor if the owner has paid the home improvement contractor in  
13 accordance with the home improvement contract or if the owner is  
14 disputing the home improvement contractor's compliance with the  
15 terms of such contract.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>July 1, 2010</i>	49-33(e)
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***Statement of Purpose:***

To bar a home improvement subcontractor from placing a mechanic's lien on a residential homeowner's property for failure of the contractor to pay the subcontractor when the homeowner has paid the contractor or is disputing the contractor's compliance with a home improvement contract.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*